

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
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Project Name: East Tango Village, LLC/Tango Village

Case #: 2-ZPUD-03

Date: December 23, 2003

Comments:

1. Please contact Tim Welch for Engineering Comments.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: East Tango Village, LLC/Tango Village

Case #: 2-ZPUD-03

Date: December 23, 2003

Comments:

1. Flow test required.
2. Show hydrant location.

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Division: Info. Systems

Member: Gary Gray
954-828-5790

Project Name: East Tango Village, LLC/Tango Village

Case #: 2-ZPUD-03

Date: December 23, 2003

Comments:

1. No apparent interference will result from this plan at this time.

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Division:	Landscape	Member:	Dave Gennaro 954-828-5200
Project Name:	East Tango Village, LLC/Tango Village	Case #:	2-ZPUD-03
Date:	December 23, 2003		

Comments:

1. Continuous planting required on street side of all fences or walls.
2. All Tree Preservation Ordinance requirements apply. Site Plan redesign may be required to preserve “existing, large desirable” trees. Trees or palms which would be considered good candidates for relocation may require relocation. Removal of “speciman” trees requires payment of the equivalent value to the tree canopy trust fund. Otherwise, equivalent replacement for trees removed to be above min. site Code requirements. Provide a list of the existing trees and palms on site, including names, sizes and disposition. A tree survey may be required to provide the location of certain trees (in addition to that shown on the demolition plan).
3. 3” cal. trees require a planting area with a minimum dimension of 15’. (3-3” cal.shade trees need to be V.U.A. interior landscape areas.)
4. Show all utilities that would affect proposed planting (both aboveground and belowground) on the Landscape Plan. Tree installation to be in accordance with F.P.L. guidelines “The Right Tree in the Right Place”. Overhead utilities should be placed underground.
5. Final signoff plans to be sealed by the Landscape Architect.

Recommendations:

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Division: Planning

Member: Don Morris
954-828-5265

Project Name: East Tango Village, LLC/Tango Village

Case #: 2-ZPUD-03

Date: December 23, 2003

Project Description:

Rezone from RMM-25 to Planned Unit Development (PUD) to allow for the construction of 43 townhouses. This proposal requires Planning and Zoning Board and City Commission review.

Comments:

1. It is strongly recommended that these plans be presented to representatives of the Dorsey-Riverbend Homeowners Association.
2. Since this project is located in the Northwest Progresso Flagler Community Redevelopment Area (NPF CRA), the proposal shall be consistent with the NPF CRA Redevelopment Plan. Plans should be submitted to the CRA staff for comment.
3. Provide site data table with proposed setbacks for each building.
4. Show adjacent structures and uses, together with existing setbacks on site plan.
5. Separate parking calculations for the West and East development sites.
6. Since on-street parking spaces will be utilized to meet off-street parking requirements, a parking reduction will be required pursuant to 47-37.6.B.
7. Show proposed public sidewalk connection to existing sidewalk network.
8. Show proposed and existing transit stops on site plan.
9. The area of Unit A on Sheet A-102 is shown to be 749 SF. The minimum area for a townhouse unit is 750 SF.
10. Show foot-candle measurements at property lines on Photometric plan.
11. Provide a detail of proposed playground for both development sites.
12. Consider using vertical bar fencing in lieu of chain link fencing along the east property line of the East development site.

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13. Provide additional landscaping along the west perimeter of the West parking lot and the east perimeter of the East parking lot.
14. To enhance the front porches' function as a mechanism to provide interaction with the street, as well as enhancing the usability of the porches, consider shifting the buildings four (4) additional feet back from the front property line to allow the porches to be widened.
15. Provide a narrative outlining how the rezoning meets the criteria for rezoning (Section 47-24.4.D. 1-3).
16. Provide additional information in the PUD narrative regarding the following:
 - a. Integration of mass transit as it relates to this proposal (location of proposed or existing transit stops, and how this project encourages the use of mass transit). Show pedestrian path from proposed project to existing and/or proposed transit stops.
 - b. Describe in detail how this proposal is consistent with the CRA Goals/Objectives.
 - c. The targeted market for these units as it relates to workforce housing.
 - d. The architectural style of the development.
 - e. The long-term beneficial effect of upon the area and the City as a whole.
17. Provide a table indicating the required and all proposed setbacks for the parking lot. This table is to be indicated on the site plan as a part of the site data information area.
18. The proposed parking lot and all private drives shall comply with engineering standards (47-20.5 (B)).
19. Improvements in the public right-of-way shall adhere to engineering standards.
20. Verify with zoning representative that the proposed parking lot complies with 47-20, Parking and Loading Requirements.
21. Landscaping shall conform to Section 47-21. Discuss landscape improvements, tree replacement and relocation, and street tree spacing with landscaping representative.
22. Provide a copy of the most current plat and amendments for the proposed site.
23. Response to all comments must be provided within 90 calendar days or the project may be subject to additional DRC review.
24. Additional comments may be forthcoming.

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Division:	Police	Member:	Detective Nate Jackson Office-954-828-6422 Pager-954-877-7875 Fax -954-828-6423
Project Name:	East Tango Village, LLC/Tango Village	Case #:	2-ZPUD-03
Date:	December 23, 2003		

Comments:

1. All glass window/doors are to comply with S.F.B.C.
2. Recommend burglary/fire alarm system for all units.
3. Strongly encourage vertical bar fencing as an alternative to chain link fencing. Vertical bar fencing will offer a greater enhancement to the complex. It is not as easily defeated as opposed to chain link fencing and there is little or no maintenance. Vertical bar fencing will offer durability along with giving a much-needed face-lift to the community.
4. Are there any plans for the existing apartments at 1225, 1301 & 1305 NW 2nd St. and 1220 & 1224 NW 3rd St?
5. Recommend that the playgrounds be repositioned to the center of the complex, which will provide better surveillance and more in order with CPTED principles. Parking lots can be diverted and directed to where playgrounds are presently proposed.
6. Recommend that the playgrounds be enclosed with some forms of barriers, columns, posts or fencing.
7. Will there be an electronic gate limiting access to the property?
8. Will there be an on-site manager for both complexes?
9. Will there be a guard/booth at entry/exit gates?
10. If there is an on-site manager, will there be C.C.T.V. to view access to entries, playgrounds, dumpsters and other vulnerable areas.
11. Will lighting be sufficient for common areas, mailboxes, playgrounds and entries/exits?

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12. Recommend a form of box lighting between buildings, 1, 2, 3 & 4 on the NW 14th Ave. side.
13. Please document response of letterhead.

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Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: East Tango Village, LLC/Tango Village

Case #: 2-ZPUD-03

Date: December 23, 2003

Comments:

1. Pursuant to section 47-37.7 a Planned Unit Development requires a rezoning and site plan level IV review.
2. Pursuant to section 47-37.5 a narrative describing the proposed PUD development is required.
3. Indicate all sight triangles on the site and landscape plans pursuant to section 47-20.5 and 47-21. Entry porch columns and parallel parking spaces are in the sight triangles.
4. Extend the photometric lighting values to the adjacent residential property lines pursuant to section 47-20.14 not to exceed ½ footcandle.
5. Parking spaces shall be a minimum of 8'8" X 18' pursuant to section 47-20.11. Two (2) feet of the car overhangs onto the pedestrian sidewalk.
6. Discuss dead-end parking and site circulation with the Engineering representative.
7. Indicate building height from grade as defined in section 47-2.
8. Provide playground design and equipment details.
9. Signs shall comply with 47-22 and require separate building plans and permits.
10. Additional comments may be discussed at the DRC meeting.